

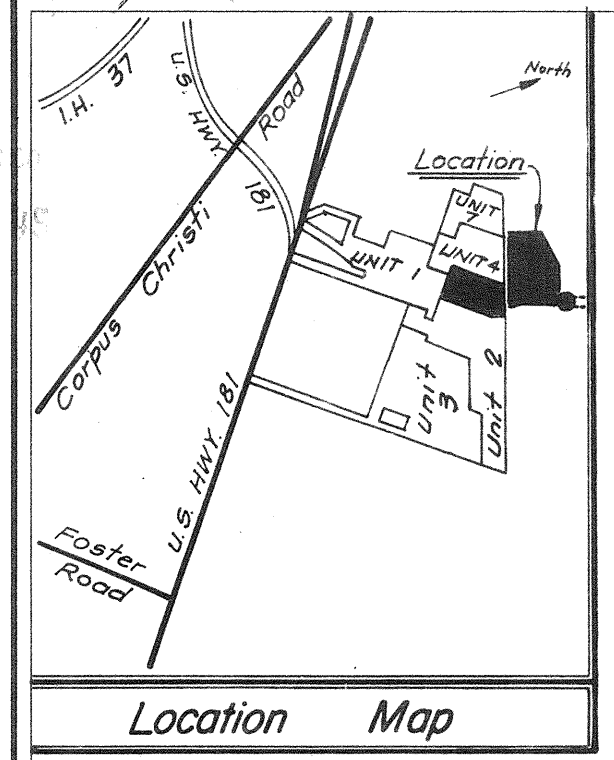
386257
FILED IN OFFICE
ROBERT D. GREEN
COUNTY CLERK, TEXAS
1985 JUL -8 P. 1
Brown

07/08/85

170638

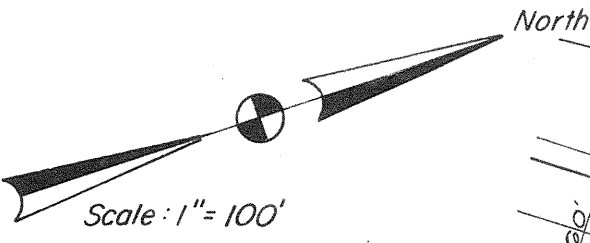
S25.00 Y 1

150



Location Map

Curve Data				
No.	Angle	Radius	Length	Tangent
1	26°31'52"	570.00'	263.94'	134.38'
2	26°31'52"	630.00'	291.73'	148.53'
3	26°49'00"	50.00'	229.35'	-
4	41°24'35"	30.00'	21.68'	11.34'
5	23°57'40"	15.00'	24.60'	16.08'
6	86°02'20"	15.00'	22.53'	14.00'
7	09°04'07"	630.00'	99.72'	49.96'
8	09°04'07"	570.00'	90.22'	45.20'
9	05°27'24"	630.00'	60.00'	30.02'
10	01°54'20"	570.00'	18.98'	9.49'
11	04°32'23"	50.00'	82.50'	54.13'
12	85°00'24"	50.00'	74.31'	45.94'
13	17°27'45"	460.00'	140.20'	70.65'



Y = 537,847
X = 2,195,716

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT; AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

Jack B. Brown
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS 21st DAY OF February A.D., 1985

Emil B. Dine
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Herbert Quiroga
VICE-PRESIDENT

Ellison Industries Inc.
OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Herbert Quiroga, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF February A.D. 1985

Emil B. Dine
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

5/20/88

S-8418
Job No.

Subdivision Plat
Establishing
Greenway Subdivision
Unit 8-A
Being: 16.880 Acres of Land out of the Original Juan Montes Survey No. 6, County Block 4007, Bexar County, Texas, Now Being in County Blocks 4007-G & 5701.

THIS PLAT OF Greenway Subdivision Unit 8-A SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS 12th DAY OF May A.D., 1985

BY: *[Signature]* CHAIRMAN
BY: *[Signature]* SECRETARY

CERTIFICATE OF APPROVAL
The undersigned County Judge of Bexar County, Texas and Presiding Officer of the Commissioners Court of Bexar County, Texas, do hereby certify that the attached plat was duly filed with the Commissioners Court of Bexar County, Texas, and that after examination it appears that said plat is in conformity with the statutes, rules, and regulations governing same, and that this plat has been approved by the said Commissioners Court.
On this 8th day of May, 1985
Attest:
Robert D. Green County Clerk, Bexar County, Texas
Tom Victoria County Judge, Bexar County, Texas

BROWN ENGINEERING CO.

The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement", "Gas Easement", "Anchor Easement", "Service Easement", "Overhang Easement", "Utility Easement", and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances; together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to gradechanges or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Jack B. Brown
REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS 21st DAY OF February A.D. 1985

Emil B. Dine
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

5/20/88

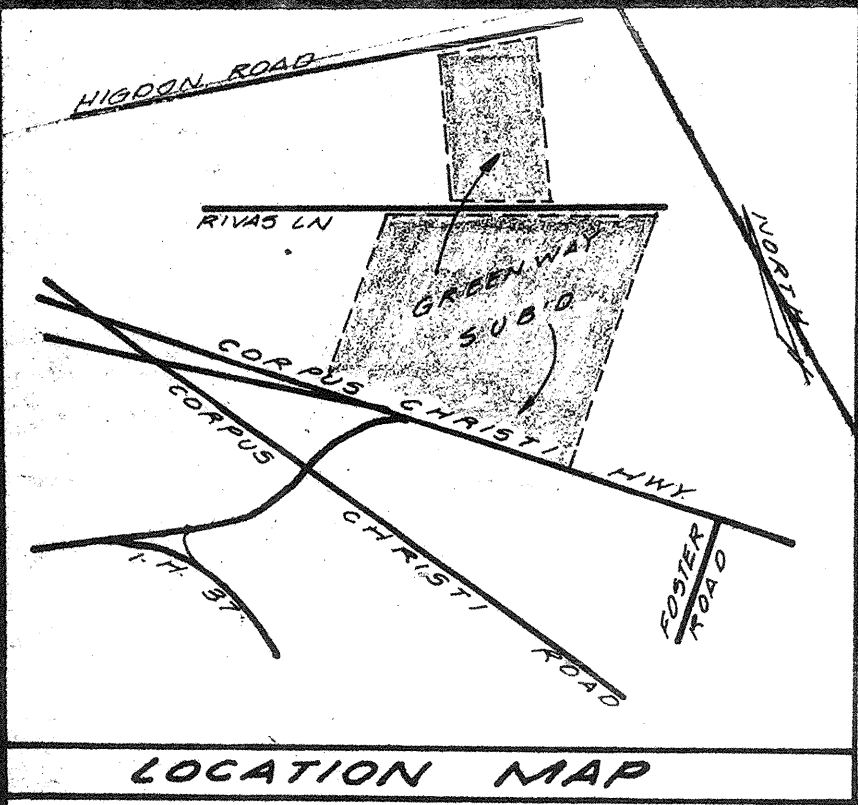
STATE OF TEXAS
COUNTY OF BEXAR

I, Robert D. Green, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 21st DAY OF February A.D. 1985 AT 1:45 P.M. AND DULY RECORDED THE 23rd DAY OF February A.D. 1985 AT 3:33 P.M. IN THE RECORDS OF Books 1985-2 OF SAID COUNTY, IN BOOK VOLUME 1985-2 ON PAGE 50

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 23rd DAY OF February A.D. 1985

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: *Christine S. Rodriguez* DEPUTY

VRP# 03-09-111



JOE J. BONEWITZ
PRIVATE OWNERSHIP

RAY ELLISON
SINGLE FAMILY

JOHN P. CROSSMAN
PRIVATE OWNERSHIP

NORTH

SCALE = 1" = 200'

PHASE 3 34.39 AC.

META DURAN
PRIVATE OWNERSHIP

FUTURE DEVELOPMENT

JOE M. SOLIS
PRIVATE OWNERSHIP

PHASE 2 17.82 AC.

NOTE RIVAS LANE NOT IN USE,
NOT A PART OF THIS
PROJECT

FUTURE SCHOOL SITE
9 ACRES

PHASE 1 14.51 AC.

TEMP. CUL-DE-SAC

RIVAS LANE (20' ROW)

GREEN MANOR DRIVE

GREEN HOLE DRIVE

**HERBERT
RITTIMAN**
PRIVATE OWNERSHIP

EXISTING DEVELOPMENT

RAY ELLISON
SINGLE FAMILY 40.95 AC.
CITY OF SAN ANTONIO
OFFICE OF PLANNING
DATE OF DECISION
03 JUL 25 PM 7:58

RAY ELLISON
SINGLE FAMILY 32.61 AC.
OR
MULTIFAMILY

**SAUNDERS
ATLAS CO.**
PRIVATE OWNERSHIP

RAY ELLISON
COMMERCIAL USE 15.19 AC.

RAY ELLISON
COMMERCIAL USE 19.11 AC.

U.S. HWY. 181
(150' ROW)

I.H. 37
(200' ROW)

VRP# 03-09-111

01/04/85

SEWER SERVICE: CITY OF SAN ANTONIO
WATER SERVICE: CITY WATER BOARD

GREENWAY SUBDIVISION
P.O.A.D. #1145 PLAN

**ELLISON INDUSTRIES
LAND PLANNING DEPT.**
4800 FREDERICKSBURG RD. AT LOOP 410 P.O. BOX 5250 BEACON HILL STA. SAN ANTONIO, TEXAS 78201 (512) 348-1111



City of San Antonio
New
Vested Rights Permit
APPLICATION

RECEIVED

AUG 22 PM 4: 03

LAND DEVELOPMENT
SERVICES DIVISION

Permit File: # VRP 03-09-111
Assigned by city staff

Date: _____

1. All applicable information on application must be legibly printed or typed for processing. *If application is completed on behalf of the property owner please attach power of attorney or letter of agent.*
2. Please complete this application and attach 2 maps of the property and 2 sets of all supporting documents

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

Owner/ Agent KB Home Lonestar, L.P. Phone: (210) 349-1111 Fax: (210) 979-0072

Address: 4800 Fredericksburg Rd. Zip Code: 78229

Engineer/Surveyor: Brown Engineering Co. Phone: (210) 494-5511 Fax: (210) 494-5519

Address: 1000 Central Pkwy. N., Ste. 100 Zip Code: 78232

1. Name of Project: Greenway, POAD

2. Site location or address of Project: The tract is located west of Green Lake Dr. and north of Spur 122 (S. Presa St.) in Bexar County, Texas.

3. Council District N/A ETJ Yes Over Edward's Aquifer Recharge () yes (X) no

4. What is the specific purpose of this Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.

Single-family residential development.

5. What is the date of applicant claims rights vested for this Project? 1/15/1985

6. What, if any, construction or related actions have taken place on the property since that date?
Residential home building.

7. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• **PERMIT**

Type of Permit: _____ Date of Application: _____

Permit Number: _____ Date Issued: _____

Expiration Date: _____ Acreage: _____

• **MASTER DEVELOPMENT PLAN (MDP) (Formerly POADP)***

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name Greenway # 145
Date accepted: 1/15/1985 Expiration Date: N/A MDP Size: 175 acres

• **P.U.D. PLAN**

Name _____ # _____
Date accepted: _____

• **Plat Application**

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

• **Approved Plat**

Plat Name: Greenway Subd. Unit 8A Plat # 850223 Acreage: 16.880
Date: 5/1/1985 Plat recording Date: 7/09/1985 Expiration : N/A Vol./Pg. 9510, 50

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

03 46 15 AM 7:58
CITY OF SAN ANTONIO
OFFICE OF PLANNING
OFFICE DIRECTOR



City of San Antonio

Vested Rights Permit APPLICATION

Permit File: # 03-09.111

RECOMMENDATION OF THE CITY ATTORNEY'S OFFICE

CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION

*Not Subject To Disclosure
Under Any Open Records or Public Disclosure Law*

The City Attorney's Office recommends the Director of Planning decide this application in the following manner:

☒ **Approved**

☐ **Disapproved**

Reviewed By: [Signature]

Assistant City Attorney

Date: 11-4-03

Comments: Mike

The date of vesting is the date of the filing of
POADP 145. I cannot confirm the date of 1/15/81
as applicant claims as I have no means to do so and
requested such verification from you (not the applicant) so upon
your confirmation of that date, that is the date I recommend you
use for the vesting

Mike

BROWN ENGINEERING CO.

Engineering Consultants
1000 Central Parkway N., Suite 100
San Antonio, Texas 78232
Phone (210) 494-5511

RECEIVED
03 AUG 22 PM 4: 03

TO: Development Services
1901 S. Alamo, 1st Floor
San Antonio, Texas 78204

Attn.: Comprehensive Planning
Michael Herrera

JOB #: 001-261-00

DATE: August 22, 2003

RE: Greenway Subd.

LAND DEVELOPMENT
SERVICES DIVISION

☐ U.S. MAIL

☐ OVERNIGHT DEL.

☐ PICK UP

☒ 1 HR. DELIVERY

☐ 2 HR. DELIVERY

☐ 4 HR. DELIVERY

COPIES	DESCRIPTION OF ITEMS TRANSMITTED
2	Vested Right Permits
1	Fee Check
2	Subdivision Plats
2	Master Development Plans (POADP)

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
03 AUG 25 AM 7:58

THESE ARE TRANSMITTED AS CHECKED BELOW:

☒ FOR APPROVAL

☐ FOR YOUR USE

☐ FOR PLAT NUMBER

☐ FOR REVIEW & COMMENT

☐ AS REQUESTED

☐ LOC

REMARKS:

COPY TO: _____

SIGNED: Charles Grady Koehl, P.E.

BROWN ENGINEERING COMPANY

CITY OF SAN ANTONIO

Trans # Invoice Type Date Reference
13225 J#001-261 Invoice 08/22/03 J#001-261

Check Number: 16168
Check Amt: \$160.00
Discount \$0.00
Pay Amount \$160.00

Date: 8/22/03
Balance \$160.00

16168
16168
\$160.00
Pay Amount
\$160.00

VRP 03-09-111

BROWN ENGINEERING COMPANY

OPERATING ACCOUNT
PH 210-494-5511
1000 CENTRAL PKWY. N., SUITE 100
SAN ANTONIO, TX 78232

SOUTHTRUST BANK
SAN ANTONIO, TX
30-88-1140

Exactly One hundred sixty and no / 100 Dollars

PAY TO THE ORDER OF
CITY OF SAN ANTONIO

DATE 8/22/03
AMOUNT \$160.00

16168
16168

Mark A. Brown

⑈016168⑈ ⑆114000886⑆ 06 001 173⑈